

7.0 GROWTH INDUCEMENT

State CEQA Guidelines Section 15126.2(d) requires that an EIR discuss the growth-inducing impact of the project. Growth inducement includes, “ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas).”

The proposed General Plan Update is specifically intended to provide for the orderly growth of the city of Chula Vista, define the limits to that growth, and act as a mechanism to accommodate and control future growth. Development permitted by land use policy would provide needed housing for all income levels, create compact and pedestrian-friendly urban development, and protect natural resources. The General Plan Update would result in a more inclusive community, maintain a balance between housing and employment, and foster a stable economic base and diverse employment opportunities.

The proposed General Plan Update would accommodate an increase in population within the General Plan Area in comparison to the adopted General Plan (Table 7-1). New residents would locate in Chula Vista because of the diverse employment base and proposed new housing developments.

**TABLE 7-1
INCREASE IN POPULATION AND HOUSING UNITS OVER ADOPTED PLAN**

Scenario	Population Increase Over Adopted Plan	Increase in Housing Units Over Adopted Plan
Preferred	41,153	16,638
1	34,170	13,681
2	42,461	16,903
3	28,280	11,709

NOTE: Population and dwelling units are for incorporated area of the city.

The proposed General Plan Update would accommodate additional growth beyond existing conditions and beyond the level possible under the adopted General Plan. As such, people may choose to live in Chula Vista rather than elsewhere in the San Diego region.

SANDAG is the agency responsible for forecasting regional growth. They indicate that population grows in two ways: (1) natural increase, which results from the number of births over deaths; and (2) net migration, which is primarily based on the condition of the local

economy (SANDAG 2003). The growth effects of the General Plan Update are manifest, therefore, in the issues associated with people electing to live and work in Chula Vista, rather than elsewhere in the region and beyond. The significance of those effects are contingent upon where they would have lived had this additional housing and employment capacity not been available.

Because the General Plan establishes land uses that can accommodate growth, thereby removing a barrier to growth in the city, it is growth inducing. The issues discussed in the Environmental Impact Analysis section of this EIR address the direct and indirect effects of this growth. Since there are impacts resulting from issues associated with this growth, the growth-inducing impacts of the proposed General Plan Update area considered significant and not mitigated.